

RESOLUTION NO. 2023- 210

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY TO PROVIDE ELECTRICAL SERVICE TO THE ST. JOHNS COUNTY UTILITY LAB LOCATED ON INMAN ROAD.**

**RECITALS**

**WHEREAS**, Florida Power & Light Company (“FPL”) has requested an easement, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, from St. Johns County (“County”) for installation of a transformer and a primary power cable to provide electrical service to the St. Johns County Utility Lab located on Inman Road; and

**WHEREAS**, FPL requires that a customer desiring electrical service must provide FPL access and rights-of-way which in the opinion of FPL are necessary for the rendering of service to the customer; and

**WHEREAS**, the County has the authority to grant such rights, easements, permits and privileges and it is found that it is necessary for the protection of the County and the public for the County to grant FPL an easement for the purposes mentioned above.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**, as follows:

Section 1. The above Recitals are incorporated into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The above described FPL Easement is hereby approved by the Board of County Commissioners and the Chair is authorized to execute the Easement on behalf of the County.

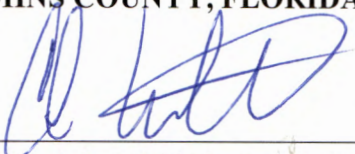
Section 3. The Clerk is instructed to record the original FPL Easement in the public records of St. Johns County, Florida.

Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

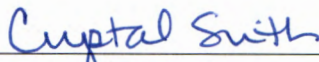
**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 20<sup>th</sup> day of June, 2023.

**BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA**

Rendition Date JUN 20 2023

By:   
Christian Whitehurst, Chair

**ATTEST:** Brandon J. Patty  
Clerk of the Circuit Court & Comptroller

By:   
Deputy Clerk



Work Request No. 11727393

Sec. 05, Twp 07 S, Rge 29 E

Parcel I.D. 0865200120  
(Maintained by County Appraiser)

**UNDERGROUND EASEMENT  
(BUSINESS)**

This Instrument Prepared By

Name: Ethan Hale  
Co. Name: Florida Power & Light  
Address: 303 Hastings Rd  
St. Augustine, FL 32084

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above-ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach or place wires to or within any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on \_\_\_\_\_, 2023.

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
(Witness' Signature)  
Print Name: \_\_\_\_\_  
(Witness)  
\_\_\_\_\_  
(Witness' Signature)  
Print Name: \_\_\_\_\_  
(Witness)

Entity Name ST. JOHNS COUNTY  
By: \_\_\_\_\_  
Print Name: Christian Whitehurst, Chair  
Print Address: 500 San Sebastian View  
St. Augustine, Florida 32084

STATE OF FLORIDA AND COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ and \_\_\_\_\_ who is (are) personally known to me or has (have) produced \_\_\_\_\_ as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public, Signature  
Print Name: \_\_\_\_\_  
\_\_\_\_\_  
Title or Rank  
\_\_\_\_\_  
Serial Number, if any

**EXHIBIT "A"**  
**EASEMENT AREA**

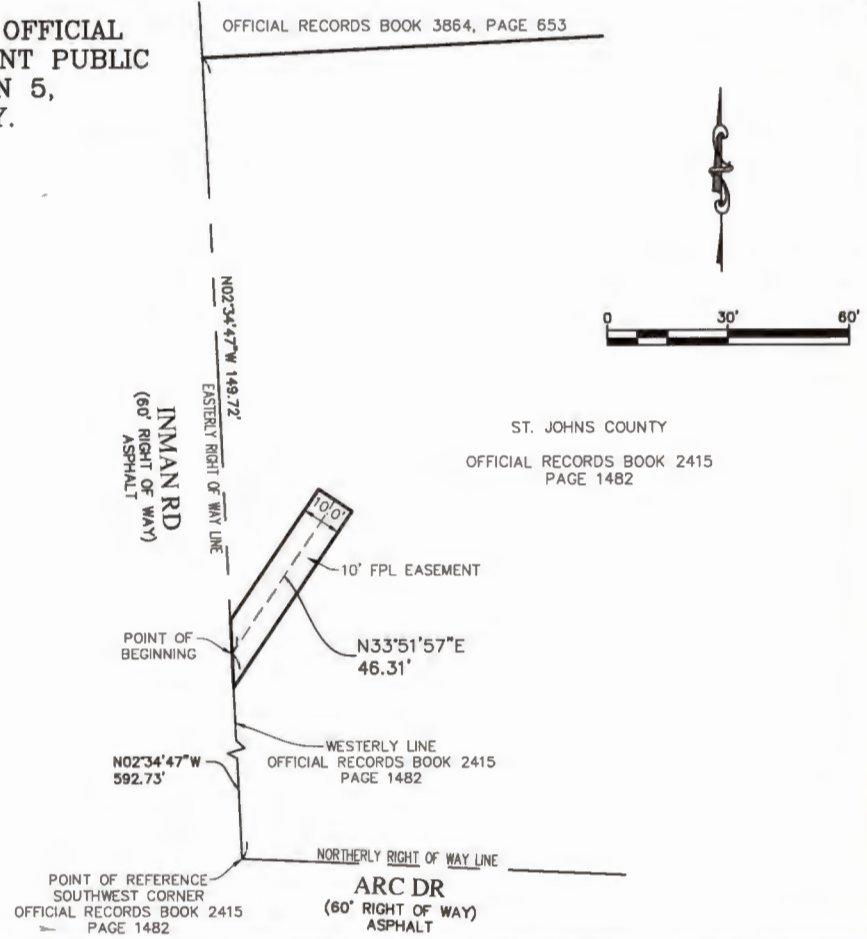
A 10.00 FEET WIDE PARCEL OF LAND LYING IN A PORTION OF OFFICIAL RECORDS BOOK 2415, PAGE 1482 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ALSO LYING IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST OF SAID COUNTY, BEING 5.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ARC DRIVE AS NOW ESTABLISHED WITH THE EASTERLY RIGHT OF WAY LINE OF INMAN ROAD AS NOW ESTABLISHED; SAID POINT BEING THE SOUTHWEST CORNER OF OFFICIAL RECORDS BOOK 2415, PAGE 1482 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 02°34'47" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF INMAN ROAD, AND WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK, A DISTANCE OF 592.73 FEET TO THE POINT OF BEGINNING OF AFOREMENTIONED CENTERLINE; THENCE NORTH 33°51'57" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, AND WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK, A DISTANCE OF 46.31 FEET TO THE TERMINUS OF THIS DESCRIPTION. CONTAINING 463 SQUARE FEET MORE OR LESS. SAID SIDELINES ARE EXTENDED AND SHORTENED TO BE BOUNDED ON THE SOUTHWESTERLY END BY INMAN ROAD.

MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF OFFICIAL RECORDS BOOK 2415, PAGE 1482 AS RECORDED IN THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, ALSO LYING IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST OF SAID COUNTY.  
FOR: ST. JOHNS COUNTY UTILITIES DEPARTMENT

SURVEYORS NOTES:

1. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
4. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
5. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCE TO THE NAD 83/2011. ST. JOHNS COUNTY GEODETIC NETWORK CONTROL POINTS 13-7 AND 13-10, BEARING S 63°37'53" W.
6. DESCRIPTION FURNISHED SEPARATELY.
7. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN FEBRUARY 2021.



THIS DRAWING MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 63-17, F.A.C.; PURSUANT TO SECTION 476.067 FLORIDA STATUTES; SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

INMAN RD/UTILITY LAB - FPL EASEMENT

SKETCH OF DESCRIPTION  
DATE OF ORIGINAL SKETCH: MAY 31, 2023



ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS  
SURVEYING AND MAPPING DIVISION

500 SAN SEBASTIAN VIEW  
ST AUGUSTINE, FLORIDA 32084

DONALD A. BRADSHAW P.S.M. NO. 5513  
Phone (904) 209-0770  
Email: dbradshaw@sjcfl.us

DRAWN BY: J.MANNING

FILE NUMBER: S-1079A

SHEET NO. 1  
OF 1



Subject Area



# FPL Easement *Inman Road*

Land Mngt. Systems  
Real Estate Division  
209-0764

Disclaimer:  
This map is for reference use only.  
Data provided are derived from multiple  
sources with varying levels of accuracy.  
The St. Johns County Real Estate Division  
disclaims all responsibility for the accuracy  
or completeness of the data shown herein.

